

Tips to Avoid Rental Scams and Secure a Home

It is necessary to have some basic knowledge about scammers and their techniques in order to successfully secure a safe place to rent. In this document, we have provided you with a few tips and links to useful resources. We encourage you to read through the resources before booking your accommodation, so that you can protect yourself and your money.

The list below will provide a few tips on how to avoid housing scams:

- Verify that the property exists before making any payments. Use Google maps or other mapping tools to verify the location of the property and if it exists. If you know someone who lives near rental place, you can ask them to verify the apartment for you as well.
- Check reviews of the property. Most property rental websites will have feedback from previous guests on their stay. Checking those reviews will help you get a better idea on the place, you are planning to rent.
- Compare rental property prices: who is responsible for what? Are utilities part of the arrangement? If so, which ones, and will they be automatically set up? Additionally, is the space fully furnished, partially furnished, or not furnished at all?
- Be wary of deals that seem too good to be true.
- Never send money if you don't feel that the listing is legitimate.
- When doing an image search of the pictures featured in an ad, you can see whether these pictures have already been posted on other sites. Scammers sometimes use pictures from other ads. Pictures that look too professional could be indicative of fraud.

THINGS TO CONSIDER BEFORE RENTING

[Housing and accommodations in Canada](#)

[How to find student accommodation in Canada](#)

[How to find temporary accommodation in Canada](#)

[I want to rent - Canada Mortgage and Housing Corporation \(CMHC\)](#)

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RESOURCES TO AVOID HOUSING SCAMS

If you are planning on finding an accommodation outside of campus for your internship, please be wary of rental scams. Rental scams tend to rise in the summer.

As you will be arriving between the month of May to July, you need to be cautious of types of properties that are listed as some of them could be fraudulent. The rental scammers are taking photos of properties that are already online, on housing sites and using those photos to create fake rentals ad. The tips that were provided above can help you determine if a property is real or not.

For more information and resources on avoiding rental scams, read through these links:

[How Newcomers to Canada Can Avoid Rental Scams](#)

[Rental scam: no room for error](#) – Advice from the Government of Canada

[Avoiding Vacation Rental Scams](#)

[How to Spot a Rental Scam](#)

[How to Protect Yourself From Rental Scams in Canada](#)

TEMPORARY HOUSING WEBSITES

These are a few examples of websites that can help you find a temporary accommodation near your university:

Airbnb: <https://www.airbnb.ca/>

Airbnb is an online marketplace that connects people who want to rent out their homes with people who are looking for accommodations in specific area.

- Kijiji: <https://www.kijiji.ca/>

Kijiji is a platform that allows people to exchange goods and services. It's an easy way for people in the same area to buy, sell, trade, and even help each other with goods, cars, services, housing, or jobs.

- Places 4 students: <https://www.places4students.com/>

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Places4students is a website for landlords to advertise their rental properties to post-secondary students. Places4Students.com is a trusted resource for off-campus housing for over 190 college and university campuses in North America.

- Booking.com: <https://www.booking.com/>

Booking.com is an online travel agency for lodging reservations and other travel products. It connects millions of travelers with a range of transport options and places to stay - from homes to hotels and much more.

- Vrbo: <https://www.vrbo.com/en-ca/>

Vrbo is an American vacation rental online marketplace originally known as Vacation Rentals by Owner or VRBO. The main difference with Airbnb is that homeowners on Vrbo rent out the whole property, which means you won't find anyone else sharing the space with you.

- Homestay: <https://www.homestay.com/>

Homestay is a global accommodation booking website that allows you to book a room in another person's home. Each homestay has a host there to welcome guests into their home and offer guidance and assistance during the stay.

- **The Residential Tenancy Act**

The Residential Tenancy Act (RTA) provides information on the responsibilities of the landlord and tenants renting out residential properties. Below you will find a list of the RTA for each province. This will help you better understand the regulations regarding the rental of different types of residences and be aware of your rights and responsibilities as a tenant in Canada.

The Residential Tenancy Act	Website
Alberta Residential Tenancies Act	<ul style="list-style-type: none"> • RTA Handbook for Alberta • Landlord and Tenants Alberta Landlords and Tenants

British Columbia Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for British Columbia • Residential Tenancies
Manitoba Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Manitoba • Residential Tenancies
New Brunswick Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for New Brunswick • Renting in New Brunswick
Newfoundland and Labrador Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Newfoundland and Labrador • Tenant Rights
Nova Scotia Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Nova Scotia • Tenant Rights
Ontario Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Ontario • Renting in Ontario: Your rights
Prince Edward Island Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Prince Edward Island • Tenant Rights
Québec Residential Tenancies Act	<ul style="list-style-type: none"> • Tribunal Administratif du Logement • Understanding your rights as a tenant in Quebec • Tenant Rights

Saskatchewan Residential Tenancies Act	<ul style="list-style-type: none"> • RTA for Saskatchewan • Tenant Rights • Rights and Responsibilities of Landlords and Tenants
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RENTING IN CANADA: THINGS TO KEEP IN MIND

Your choice of house or apartment will probably depend on how much you can afford to pay. Finding affordable housing in Canada can be difficult when all of Canada is going through a housing crisis. Whether you're thinking of living in on-campus housing or renting an off-campus apartment, you'll face similar challenges.

Here are few things you can do to before renting:

- Get familiar with the GRI payment schedule.
 - You'll be able to set a budget based on when you are supposed to receive funding
- Set a budget:
 - Make an estimate of your monthly or weekly expenses, i.e.: food, clothing, daily expenses, unforeseen expenses... from there you will be able to determine if you can pay your rent or not
- Look for a place that fits your budget
 - Do not settle for the 1st temporary housing found. Compare the prices of different housing options
- Be frugal: consider cooking your meals instead of ordering food
- Get a roommate: if there is a person that you can trust and wouldn't mind living with during your internship, you might want to consider a roommate to reduce your expenses

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Average Listed Rent by Province and Unit Type for Apt. and Condo Listings: January, 2024

PROV.	TOTAL	0B	Average Rent			TOTAL	% Change Y/Y			
			1B	2B	3B		0B	1B	2B	3B
AB	\$1,691	\$1,083	\$1,503	\$1,864	\$2,043	16%	10%	16%	15%	18%
BC	\$2,500	\$1,976	\$2,217	\$2,769	\$3,261	-1%	4%	2%	-2%	-1%
MB	\$1,541	\$903	\$1,331	\$1,690	\$1,898	5%	NA	9%	6%	-6%
NS	\$2,129	\$1,688	\$1,845	\$2,302	\$2,897	-2%	-3%	-4%	2%	5%
ON	\$2,446	\$1,840	\$2,238	\$2,694	\$3,070	4%	7%	5%	4%	8%
QC	\$1,953	\$1,425	\$1,679	\$2,130	\$2,437	10%	6%	9%	8%	9%
SK	\$1,254	\$906	\$1,146	\$1,369	\$1,548	10%	6%	10%	14%	13%
CA	\$2,116	\$1,552	\$1,932	\$2,301	\$2,579	11%	12%	13%	10%	10%

Source: Urbanation Inc, Rentals.ca network data

(Picture sourced from: <https://rentals.ca/national-rent-report>)

For more information on the renting market and how it varies from one province and city to another, please visit: <https://rentals.ca/national-rent-report>.

WHAT TO DO IF YOU DO GET SCAMMED

Avoiding scams is better than trying to recover what was lost. But in case you do get scammed here are some things we recommend doing:

- Contact the local police service
 - They might be able to find the scammer and possibly return the money you have lost.
- Get in touch with your bank and report the scam. Most banks can stop fraudulent transactions and can sometimes help you recover the funds. If you did send money overseas through a third party such as Western Union, those vendors' customer service departments may be able to stop the transfer:
 - [Western Union](#)
 - [Paypal Complaint Procedure](#)
 - [Remitly: complaint or report an error](#)
- Report it to: [Canadian Anti-Fraud Centre](#)
- Get in touch with your host university

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- To see what resources, they can provide you with
 - If you need to find other housing.
- Contact Mitacs
 - Although there isn't much we can do, please let us know of your situation. We might be able to find solutions to reduce some of the impact the scam might have on you.
 - If you haven't already, get in touch with your mentor. They are here to support you during your stay in Canada.

Contact the listing website where you found the rental so they can take it down and report the lister.

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